



### ADDITIONAL INFORMATION

MLS #: X12135979

List Price: \$879,900

Style: Residential Freehold / Detached

Taxes: \$5,836.00/2024

Lot Front: 56.90 ft

Lot Depth: 121.68 ft



### CONTACT US

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BROKER

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Info presented herein deemed to be correct but not proven, for marketing purposes only. Info and dimensions (approx) should be verified.  
Details on awards and award levels can be found at [www.royallepage.ca](http://www.royallepage.ca).

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








### DESCRIPTION

Welcome to 23 Derwent Road A Masonville Gem. Nestled in the heart of the prestigious Masonville neighbourhood, this charming all-brick bungalow offers a perfect blend of comfort and convenience. Situated on a generous 57-foot front lot, the home boasts a spacious layout with 3 bedrooms and 2 full bathrooms, ideal for families or those seeking single-level living. Step into a large foyer that welcomes you into an open-concept living room, beautifully finished with pristine hardwood floors and filled with natural light. The modern eat-in kitchen is equipped with refinished solid maple cabinetry, a functional breakfast bar, and stainless steel appliances including a refrigerator, stove, microwave and dishwasher - perfect for everyday living and entertaining. The spacious primary bedroom offers a private retreat, complete with a fully updated 4-piece ensuite bathroom. The full basement adds versatility with a finished space at the bottom of the stairs being used as an office and ample storage, offering plenty

of room to grow or customize to your needs. Step outside to enjoy the backyard oasis, featuring a back deck (with retractable awning) ideal for summer barbecues and a garden space ready for your personal touch. Notable updates include windows and a sliding glass door replaced in 2016, along with a new roof installed in 2019 and garage doors 2023 adding peace of mind and value to this wonderful home. Laundry was originally in the mudroom but new machines purchased 3 years ago and relocated to the basement (plumbing still behind walls in the mud room if someone wants to move them back upstairs). Located just steps away from top-rated schools, premier shopping centers, and scenic walking trails, this home offers unparalleled access to the best of London. Whether you're seeking tranquility or vibrant community life, 23 Derwent Road delivers. Experience the perfect blend of style, space, and location. Don't miss this exceptional opportunity to make it your new home.



 Bungalow	 1,567.03 sq ft (approx)	 3 Bedrooms	 2 Bathrooms
 Masonville	 \$879,900	 Year Built: 1993	 2+2 Parking Spots

